

Community Development Block Grant (CDBG)

Each year, the City of Sunnyvale submits an Action Plan to the U.S. Department of Housing and Urban Development (HUD). This plan allows the City to receive entitlement funds under the Community Development Block Grant Program (CDBG) and the HOME Program. This section presents the projects that are financed by CDBG monies. CDBG and HOME funds are used to finance specific and targeted activities, including outside group service agencies, as well as housing facilities and home loans for seniors and people with low to moderate incomes.

Major CDBG Projects

The City Council approved the City's Consolidated Housing Plan at its May 8, 2007 meeting. Part of the approved plan includes the following projects:

CDBG Housing Rehabilitation. This project provides for rehabilitation and repair of single-family and multi-family homes. The financing for this project is federal CDBG monies and the proceeds from loans that are active. This program also provides an option for extremely low-income individuals to defer their rehabilitation loans until the owner passes away or the property is sold or transferred.

Home Access, Paint, & Emergency Repair Programs.

A substantial number of rehabilitation loans and project supervision are offered on a citywide basis. Construction loans are available (maximum \$60,000 per household) as are mobile home loans (maximum \$15,000 per coach). Loans for exterior painting are available to seniors who own single-family residences (\$4,000 maximum) and \$1,000 grants for reimbursement of materials are available to non-senior homeowners. The Home Access Program provides grants to community members who have physically impaired household members. Services include retrofit of lifts and ramps, when needed.

Fair Housing Services. In FY 2007/2008, monies will be distributed to Project Sentinel, which is an established fair housing agency. It has offices in both Sunnyvale and Palo Alto and provides fair housing and landlord/tenant dispute resolution services.

Americans with Disabilities Act (ADA) Curb Retrofit.

This project provides sidewalk access at intersections that meet ADA standards. The project is an example of the City's "cross-departmental" cooperation. The project is administered by the Department of Public Works and financed by CDBG monies, which are administered by the Community Development Department.

CDBG Housing Acquisition and Preservation of At-Risk Housing. This program manages and provides oversight for funding provided to non-profit housing developers. Housing development that is “at risk” of conversion to market rate and projects that increase the current supply of affordable housing in Sunnyvale are under the jurisdiction of this special project. Activities conducted under this project include assessing the viability of proposed projects, analyzing pro-formas, negotiating loan terms, managing escrows, preparing loan documents, and providing input to the City Council.

Public Facility—HUD Section 108 Loans. The Section 8 Homeownership Program permits certain participants to obtain loans through the City in order to purchase single-family homes, condominiums, manufactured housing, and interests in cooperatives. The majority of funds will support the Columbia Neighborhood Center expansion.

Table XI presents the listing of the Housing projects, all of which are funded for FY 2007/2008. Project information sheets providing the details for each project appear on the following pages.

Table XI FY 2007/2008 Community Development Block Grant (CDBG) -- Funded		
<u>Project #:</u>	<u>Description</u>	<u>Type</u>
820631	ADA Curb Retrofit	Capital
826130	Public Facility-HUD Section 108 Loans	Capital
803501	CDBG Housing Rehabilitation Revolving Loan Fund	Special
812701	Home Access, Paint, & Emergency Repair Program	Special
818301	Fair Housing Services	Special
823761	CDBG Housing Acquisition--Revolving Loan Fund	Special